MEMORANDUM

TO: Programs Projects and Operations Subcommittee
FROM: Terry Schumacher, Land & Water Programs Coordinator
SUBJECT: Review and Recommendation of Bids Received for construction of the Maintenance Shop at the Kramper Lake/Danish Alps State Recreation Area
DATE: March 3, 2015

On February 12, 2015, bids were opened for the construction of the Maintenance Shop at Kramper Lake/Danish Alps Recreation Area Project in Dakota County. A copy of the bid tabulation is attached. Kramper Lake/Danish Alps Recreation Area is a multi-purpose project designed to provide grade stabilization, flood control, and recreation in the Dakota County community.

At the October 9, 2014 Board meeting the Board authorized staff to work with Game & Parks Staff to prepare a final design, advertise for bids and supervise construction of the Maintenance Shop.

The Nebraska Game & Park Engineering Staff designed the Maintenance Shop and reviewed the bids. The attached bid tabulation sheet demonstrates that the apparent low bidder is Hohenstein Construction from Ponca, Nebraska. Hohenstein Construction’s base bid which includes Alternate # 3, was in the amount of $170,932.00 or $94.96 per square foot.

Alternate #1, is to extend the shop building by 10 feet to be 30 feet by 70 feet (additional 10 feet to the end of the shop building). Hohenstein Construction’s Alternate 1 bid is $15,500.00 or $51.67 per square foot. The additional 300 square feet of space will allow for more District Operation and Maintenance equipment to be stored out of the elements and provide more space to conduct maintenance and repairs. It is being recommended that Alternate # 2, the pole shed, not be constructed as at this time.

The Engineers estimate for the construction of the Maintenance Shop is $144,000.00 or $80.00 per square foot. NG&P Staff reviewed the work history for similar projects and based upon Hohenstein’s work history and references conclude that the contractor can successfully construct the Maintenance Shop. Attached for your review is a letter from NG&P Staff recommending that a contract be awarded to Hohenstein Construction.

The Nebraska Game and Parks Commission will administer the construction contract and provide construction inspection services on the project. The NRD will make monthly progress payments to the contractor, following approval by the NG&PC.

The FY 2015 budget includes funds for the construction of the Maintenance Shop.
Management recommends that the Subcommittee recommend to the Board that the General Manager be authorized to execute a Notice of Award letter to the Nebraska Game and Parks Commission authorizing the Commission to enter into and administer a contract with Hohenstein Construction for the construction of a Maintenance Shop at the Kramper Lake/Danish Alps State Recreation Area Project in the bid amount including, Alternates # 1 and # 3, of $186,432.00.
## NEBRASKA GAME and PARKS COMMISSION....Bid Tabulation

### NEW SHOP BUILDING

**DANISH ALPS**

<table>
<thead>
<tr>
<th>BIDDER</th>
<th>Address</th>
<th>Phone Number</th>
<th>12-Feb-15</th>
<th>PR 14-184</th>
</tr>
</thead>
<tbody>
<tr>
<td>D. A. Davis Co, Inc.</td>
<td>402 Golf Rd So. Sioux City, NE 68776</td>
<td>402-494-2063</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motacek &amp; Sons LLC</td>
<td>25220 Walnut Niobrara NE 68760</td>
<td>402-336-8179</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hohenstein Construction</td>
<td>86765 Hwy 9 Ponca NE 68770</td>
<td>712-281-2700</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### BID SECURITY

- **5%**
- **5%**
- **5%**

### Base Bid

- Completion of a new 30' x 60' shop building, perimeter 6' high chain link fence and finish grading as drawn and specified.

**LUMP SUM:**

<table>
<thead>
<tr>
<th>BIDDER</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$202,000.00</td>
</tr>
<tr>
<td></td>
<td>$198,000.00</td>
</tr>
<tr>
<td></td>
<td>$170,932.00*</td>
</tr>
</tbody>
</table>

### Alternate Bids

<table>
<thead>
<tr>
<th>Alternate</th>
<th>Description</th>
<th>Add to Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Extend the shop building by 10' to be 30' x 70' (additional 10' to be the shop end of the building)</td>
<td>$12,575.00</td>
</tr>
<tr>
<td>2</td>
<td>Completion of a new 30' x 49' pole shed as drawn and specified.</td>
<td>$21,470.00</td>
</tr>
<tr>
<td>3</td>
<td>Completion of a 10' x 20' cover patio. To include roof, concrete slab as drawn and detail on Sheet 1 of 4 plan.</td>
<td>$7,300.00</td>
</tr>
</tbody>
</table>

### Additional Notes

- **Included in Shop Bid**
- **Not Included 6' Perimeter chainlink fence $13,000.00**

### Days to complete

- **90**
Terry Schumacher  
Land & Water Programs Coordinator  
Papio-Missouri River NRD  
1060 Wilbur St.  
Blair, Ne 68008  

RE: Danish Alps New Shop  

February 20, 2015  

Dear, Terry  

I have review the Bids for the new shop at Danish Alps Recreation Area. We are going to recommend Hohenstein Construction the low bidder to be awarded the contract for the new shop building.  

Jeff Broman  
Facility Construction Coordinator II  
Nebraska Game and Parks Commission  

See You Out There  
www.OutdoorNebraska.org